

BK0371 PG0046

ROW005A

46107071. WA 01-27-99 de

Robert R. Rowland, Sr. and Jamie Rowland STATE MS.-DE SOTO CO.  
071-0-00-W FILED

Do Not Record above this line.

APR 13 3 05 PM '00

WARRANTY DEED

BK 371 PG 46  
W.F. DAVIS JR. CLK.

THE STATE OF MISSISSIPPI

County of DeSoto

For and in consideration of Three Thousand And  
No/100 Dollars (\$3,000.00)

the receipt and sufficiency of which is hereby acknowledged, I/or we,  
the undersigned, hereby grant, bargain, sell, convey and warrant unto  
the Mississippi Transportation Commission the following described  
land:

INDEXING INSTRUCTIONS: SOUTHEAST 1/4 OF SECTION 26,  
TOWNSHIP 2 SOUTH, RANGE 9 WEST,  
DE SOTO COUNTY, MISSISSIPPI

Commence at a point that is 22.86 meters (75.0 feet)  
Northerly of and perpendicular to the centerline of survey  
of present Mississippi Highway 301 as shown on the right-  
of-way appraisal map for Federal Aid Project No. 46-0030-  
01-007-10 (102184/001000) at Station 318 + 00; run thence  
North 72° 17' East, a distance of 66.477 meters (218.2  
feet) to the Westerly line of grantors property and the  
point of beginning of the herein described parcel of land;  
from said point of beginning continue North 72° 17' East  
along a line that is parallel with and 22.860 meters (75  
feet) Northwesternly of the centerline of survey of said  
project, a distance of 63.155 meters (207.2 feet) to the  
Easterly line of grantors property; thence run South 13°  
00' East along said Easterly property line, a distance of  
8.291 meters (27.2 feet) to the present Northwesternly  
right-of-way line of said Highway 301; thence run South 71°  
59' West along said present Northerly right-of-way line of  
said highway, a distance of 64.404 meters (211.3 feet) to  
the Westerly line of grantors property; thence run North  
05° 00' West along said Westerly property line, a distance  
of 8.809 meters (28.9 feet) to the point of beginning,

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containing 0.053 hectares (0.13 acres), more or less, and being situated in and a part of the Southwest 1/4 of the Southeast 1/4 of Section 26, Township 2 South, Range 9 West, DeSoto County, Mississippi.

The grantor herein further warrants that the above described property is ~~no~~ part of his/or her homestead. *TSJ school*

It is further understood and agreed that the consideration herein named is in full, complete and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives, for or on account of the construction of the proposed highway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

The grantors herein agree to pay all real property taxes assessed against the above described property for the current year. *TSJ school*

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It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness One signature the 12<sup>th</sup> Day of March, A.D.,

19 2000

Witness: Bob Johnson

Witness: Bob Johnson

Robert R. Rowland Sr.  
Jamie Rowland

**Grantee, Prepared by and return to:**

Miss. Department of Transportation

Right of Way Division

P. O. Box 1850

Jackson, Mississippi 39215-1850

Phone Number: (601) 359-7559

Acct. No. 46-0030-01-007-10

(102184/001000)

SEC. TEL. NO. N/A

**Grantor Address:**

1225 Hwy 301 North

Latex Community, MS

38641

Phone Number: (662) 429-1206

Business No. none

After Recording, Return To:

Holcomb Dunbar, P.A.

P.O. Box 190

Southaven, MS 38671

601.349.0664

File No. 999-064 Initials SDH

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In the case of proof of execution of the instrument made by a  
subscribing witness:

STATE OF MISSISSIPPI

County of DESO TO

Personally appeared before me, the undersigned authority, Bob Johnson, one of the subscribing witnesses to the foregoing instrument, who being first duly sworn, depose and saith that he saw the within named Robert R. Rowland Sr. and Jamie Rowland, whose names subscribed hereto, sign and deliver the same to the said Mississippi Transportation Commission, a body corporate by statute, that he, this affiant, subscribed his name as witness thereto in the presence of the said Robert R. Rowland Sr. and Jamie Rowland on the day and year therein mentioned.

Bob Johnson  
Affiant

Sworn to and subscribed before me this the 20th day of March, A.D., 2000.

(PLACE SEAL HERE)

My commission expires 10/17/2002

